CAPSULE SUMMARY SHEET

Survey No.: M:36-40 Construction Date: 1939-circa 1955

Name: Woodside Knolls / Carroll Springs

Location: Bounded by Westview Drive, Georgia Avenue, Seminary Place, Riley Road, Osborn Drive and Hale Place, Four

Corners vicinity, Montgomery County

Private Ownership / Present Use: Private Residence / Occupied / Condition: Good / Restricted Access

Description:

Woodside Knolls was developed between 1939 and 1941 on land adjacent to Georgia Avenue. In 1952, land to the west of Woodside Knolls and along the projected alignment of the Capital Beltway was developed as Carroll Springs. Woodside Knolls was developed by Clifton and Ella Osborn on land they obtained in 1921 from Charles and Cornelia Clapp. The Clapps had originally planned for the subdivision, though no houses had been built. Many subdivisions in Montgomery County between 1920 and 1934 were platted by individuals or couples looking to profit from their land holdings. The construction of the houses, however, was left to the lot purchasers or building speculators. Due to the homogenous building stock within Woodside Knolls, it is likely that most of the houses were constructed by a single unknown builder. The houses, all constructed between 1939 and 1941, are 1-story Tudor Revival structures situated along a grid pattern of streets. The main entrance to the community was from Georgia Avenue at Lansdowne Road. The first block of Lansdowne Way was a divided boulevard entrance. This street has been cut-off from Georgia Avenue by a ramp for the Capital Beltway. The community is characterized by consistent building design and large street trees.

Carroll Springs was platted by Nathan and Zina Goldberg in 1952. The property was part of the Carroll Springs Sanitarium from circa 1890 until its demolition circa 1950. The hospital building was located at the present site of Westview Court. The street pattern of the subdivision is dictated by the pattern established by the adjacent communities and follows a grid pattern. The houses in Carroll Springs are modest brick Minimal Traditional type structures.

Significance:

Part of the land that was to become the community of Woodside Knolls was part of the Carroll Cottage Farm built by Maria Orendorf in 1895. The property was located on the north side of the Washington, Woodside, and Forest Glen Railroad and Power Company and along the driveway right-of-way to the Carroll Springs Sanitarium. The property changed hands several times in the early twentieth century, until a portion of the land was purchased by Charles and Cornelia Clapp. The house constructed by Maria Orendorf in 1895 remained and was included in the Clapp's subdivision. The undeveloped land was sold to Clifton and Ella Osborn in 1921. The Osborn's developed the land between 1939 and 1941. The 1895 Orendorf House has been highly altered but remains standing at 9520 Riley Road. The adjacent Carroll Springs development was the site of a sanitarium of the same name. The hospital complex is shown on the USGS quadrangle of Washington, D.C. and Vicinity of 1947, though it had been demolished by the time the Carroll Springs subdivision was been platted by Nathan and Zina Goldberg in 1952. Fourteen houses had been built in Carroll Springs by 1953, with the rest of the houses constructed shortly thereafter.

Although the architects for the developments are not known, the houses in Woodside Knolls and Carroll Springs are variations on basic house designs constructed around many cities in the early to mid-twentieth century. The houses closely resemble the residences in the nearby developments and many others located elsewhere in the Washington, D.C. suburbs. The houses represent Tudor Revival designs modified for modest house designs. The residences possess the building form and some features of the Tudor Revival style, but on a smaller scale and with inexpensive modern materials. The developments of Woodside Knolls / Carroll Springs are identical to hundreds of other developments constructed on the periphery of cities during the early to mid-twentieth century. The construction of these specific developments do not represent a historic trend that made a significant contribution to the development of the nation, state, or community. The developments do not possess distinctive design features or innovative concepts that would distinguish them from others. The communities lack comprehensive design features such as public space, pathways, or original streetlights. Therefore, Woodside Knolls / Carroll Springs are not significant within the theme of suburbanization

Preparer: KCI Technologies, Inc. January 2000

Survey No. M:36-40

Maryland Historical Trust Maryland Inventory of Historic Properties

DOE ges no

historic	Woodside Knoll /	Carroll Springs (Preferre	ed)	
and/or common				
2. Locati	on			
street & number	Bounded by Westview I Road, Osborn Drive and	Drive, Georgia Avenue, S	Seminary Place, Riley	not for publication
city, town vicir	nity of Forest Glen	nale Place		congressional district
state Maryland				county Montgomery
3. Classi	fication			
	□ public □ private □ both Public Acquisition □ in process □ being considered	Status occupied unoccupied work in progress Accessible yes: restricted yes: unrestricted	Present Use	 ☐ museum ☐ park ☑ private residence ☐ religious ☐ scientific ☐ transportation
	not applicable	no	military	other:
	of Property (give	no	military	·
name Multiple	of Property (give	no	military	□ other:
name Multiple street & number	of Property (give	no	military	·
name Multiple street & number	of Property (give	no	military	□ other:
name Multiple street & number city, town	of Property (give	no names and mailing add	military	other:
name Multiple street & number city, town 5. Location	not applicable of Property (give Owners	no e names and mailing add	military resses of all owners)	other:
name Multiple street & number city, town 5. Locatio courthouse, regi	of Property (given Owners :	no e names and mailing add	military resses of all owners)	telephone no.:
name Multiple street & number city, town 5. Locatio courthouse, regi	of Property (given Owners : on of Legal Design Stry of deeds, etc. Montgot 50 Maryland Avenue	no e names and mailing add	military resses of all owners)	telephone no.: state and zip code:
name Multiple street & number city, town 5. Locatic courthouse, regi street & number city, town Rocky	of Property (given Owners : on of Legal Design Stry of deeds, etc. Montgot 50 Maryland Avenue	no e names and mailing add scription omery County Judicial Ce	military resses of all owners)	telephone no.: state and zip code: liber: folio:
name Multiple street & number city, town 5. Locatic courthouse, regi street & number city, town Rocky 6. Repres	of Property (given Owners on of Legal Design Stry of deeds, etc. Montgot 50 Maryland Avenue wille	no e names and mailing add scription omery County Judicial Ce	military resses of all owners)	telephone no.: state and zip code: liber: folio:
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name Multiple street & number city, town 5. Locatic courthouse, regi street & number city, town Rocky	of Property (given Owners on of Legal Design Stry of deeds, etc. Montgot 50 Maryland Avenue wille sentation in Existration i	e names and mailing add cription comery County Judicial Ce	military resses of all owners) enter	telephone no.: state and zip code: liber: folio: state Maryland

7. Description		Sı		
Condition ☐ excellent ☑ good	deteriorated ruins	Check one ☐ unaltered ☑ altered	Check one ⊠ original site □ moved	date of move

Resource Count: approx. 125

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The residential subdivision of Woodside Knolls / Carroll Springs is located in the Forest Glen vicinity of Montgomery County. These two communities are just two of several residential subdivisions constructed along Georgia Avenue and Seminary Avenue, south of Forest Glen, from the late 1920s to the mid-1960s. Development was spurred by the adjacent Walter Reed Army Hospital and the close proximity to the District of Columbua via Georgia Avenue.

Woodside Knolls was developed between 1939 and 1941 on land adjacent to Georgia Avenue. In 1952, land to the west of Woodside Knolls and along the projected alignment of the Capital Beltway was developed as Carroll Springs. Woodside Knolls was developed by Clifton and Ella Osborn on land they obtained in 1921 from Charles and Cornelia Clapp. The Clapps had originally planned for the subdivision, though no houses had been built. Many subdivisions in Montgomery County between 1920 and 1934 were platted by individuals or couples looking to profit from their land holdings. The construction of the houses, however, was left to the lot purchasers or building speculators. Due to the homogenous building stock within Woodside Knolls, it is likely that most of the houses were constructed by a single unknown builder. The houses, all constructed between 1939 and 1941, are 1-story Tudor Revival structures situated along a grid pattern of streets. The main entrance to the community was from Georgia Avenue at Lansdowne Road. The first block of Lansdowne Way was a divided boulevard entrance. This street has been cut-off from Georgia Avenue by a ramp for the Capital Beltway. The community is characterized by consistent building design and large street trees.

Carroll Springs was platted by Nathan and Zina Goldberg in 1952. The property was part of the Carroll Springs Sanitarium from circa 1890 until its demolition circa 1950. The hospital building was located at the present site of Westview Court The street pattern of the subdivision is dictated by the pattern established by the adjacent communities and follows a grid pattern. The houses in Carroll Springs are modest brick Minimal Traditional type structures.

Dwelling Types: Woodside Knolls and Carroll Springs consists primarily of two housing styles: Tudor Revival and Minimal Traditional. On a limited basis, Woodside Knolls also contains a few examples of Cape Cod and Colonial Revival-style houses.

<u>Tudor Revival</u>: The majority of the houses in Woodside Knolls are influenced by the Tudor Revival-style. The type of modest Tudor Revival-style houses in Woodside Knolls were common throughout the suburbs. The houses are 1-story with side-gable roofs. A front-gable projects from the front elevation and is ornamented with half-timbering, decorative stone work, or brick patterns. Prominent chimneys, paired double-hung windows, and casement windows are also common. This building form would later be simplified into the Minimal Traditional type and be the most popular building form after World War II. In fact, the Minimal Traditional type was utilized in the Carroll Springs development. The variations on the Tudor Revival-style within Woodside Knolls involve different decorative treatments used with the exterior materials. Half-timbering, stone veneer and patterned brick work are typical. Examples: 2006 Lansdowne Way, owner: Janet Triplett (See Photo 19 of 24), 2012 Lansdowne Way, owner: Lucia Harrington (See Photo 20 of 24), 2011 Lansdowne Way, owner: Michele McQuaid (See Photo 21 of 24), and 2010 Lansdowne Way, owner: Raymond Lewis (See Photo 22 of 24).

Minimal Traditional: The modest houses within the Carroll Springs subdivision are examples of the mid-twentieth century Minimal Traditional type house. They are characterized by their low-pitched side-gable roofs, often with a projecting front-gable. The are of brick construction with extremely simplified Colonial Revival influence and have double-hung windows, picture windows, and circle windows. The houses also have prominent brick chimneys. The houses have raised foundations that permit integral garages in the basement level. The garages are on the front elevations of the houses. Example: 2209 Westview Drive, owner: Robert Taylor (See Photo 23 of 24).

8. Significance				Sur	Survey No. M:36-40		
140 150 160 170	historic	e [k and justify be community plan conservation economics education engineering exploration/sett industry	nning	andscape architecture aw derature nilitary nusic hilosophy olitics/government	religion science sculpture social/ humanitarian theater transportation other (specify)	
Speci	fic Dates 1939-circa	a 1955 Bui l	der Architect	Clifton and	Ella Osborn / Nath	nan and Zina Goldberg	
check:	Applicable Criteria: and/or Applicable Exception:	□ A □ B □ A □ B	□ c □ b □ c □ b	□ E □	F 🗌 G		
	Level of Significance:	☐ national	☐ state	local			

Prepare both a summary paragraph of significance and a general statement of history and support

The communities of Woodside Knolls and Carroll Springs are located in the vicinity of Forest Glen in Montgomery County. Forest Glen is located east of Kensington in Montgomery County. The community was the project of the Forest Glen Investment Company, founded in 1887 by Joseph R. Herford and John T. Knott of Washington, D.C., and W. H. Carr, Frank Higgins and John C. Muncaster of Rockville (Crawford 1986, 8). In that same year, the Forest Glen Investment Company filed a plat for the 166-acre site with 26 blocks linked by discontinuous, curving streets near the Baltimore and Ohio Railroad Metropolitan Branch. The investors intended Forest Glen to be a summer community for the wealthy and envisioned cottages surrounding a resort hotel. The investors targeted Washington businessmen and government officials as clients (lbid, 10). Several Queen Anne-style dwellings and the Forest Inn were constructed, and the community enjoyed a few years of success during the late 1880s. By 1894, though, the Forest Inn was struggling financially (lbid.). The property was sold to the National Park Seminary, which operated a finishing school for girls from wealthy families until the Walter Reed Army Hospital acquired the site in 1942. The Seminary constructed the eclectic buildings for which the site is now known (Getty 1969, 3). Outside the Seminary, Forest Glen continued to grow slowly throughout the late-19th and early-20th centuries. Small businesses, churches, and schools were constructed. Although the Washington, Woodside and Forest Glen Railway began operating in 1897 (Crawford 1986, 11; MCPD 1992, 5), the residential community did not prosper, and many lots were not developed until the late-1940s (Crawford 1986, 11).

Part of the land that was to become the community of Woodside Knolls was part of the Carroll Cottage Farm built by Maria Orendorf in 1895. The property was located on the north side of the Washington, Woodside, and Forest Glen Railroad and Power Company and along the driveway right-of-way to the Carroll Springs Sanitarium. The property cahnged hands several times in the early twentieth century, until a portion of the land was purchased by Charles and Cornelia Clapp. The house constructed by Maria Orendorf in 1895 remained and was included in the Clapp's subdivision. The undeveloped land was sold to Clifton and Ella Osborn in 1921. The Osborn's developed the land between 1939 and 1941. The 1895 Orendorf House has been highly altered but remains standing at 9520 Riley Road.

The adjacent Carroll Springs development was the site of a sanitarium of the same name. The hospital complex is shown on the USGS quadrangle of *Washington, D.C. and Vicinity* of 1947, though it had been demolished by the time the Carroll Springs subdivision was been platted by Nathan and Zina Goldberg in 1952. Fourteen houses had been built in Carroll Springs by 1953, with the rest of the houses constructed shortly thereafter.

Although the architects for the developments are not known, the houses in Woodside Knolls and Carroll Springs are variations on basic house designs constructed around many cities in the early to mid-twentieth century. The houses closely resemble the residences in the nearby developments and many others located elsewhere in the Washington, D.C. suburbs. The houses represent Tudor Revival designs modified for modest house designs. The residences possess the building form and some features of the Tudor Revival style, but on a smaller scale and with inexpensive modern materials.

MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Woodside Knolls / Carroll Springs

SURVEY NO.: M:36-40

ADDRESS: Bounded by Westview Drive, Georgia Avenue, Seminary Place, Riley Road, Osborn Drive and Hale Place,

Four Corners vicinity, Montgomery County

8. Significance (Continued)

National Register Evaluation:

Character-defining elements for Planned Suburban Developments, as defined in the I-495/I-95 Capital Beltway Corridor Transportation Improvement Study, include 1) concentration of historically or aesthetically-cohesive buildings; 2) community design with planned landscape and public amenities; 3) single period of construction; 4) architecturally-significant suburban building types. To be considered eligible for the National Register of Historic Places, Planned Suburban Developments must possess excellent integrity of all character-defining elements. Woodside Knolls / Carroll Springs does not contain public amenities or a planned landscape design and does not possess architecturally-significant suburban building types.

Constructed between 1939 and the early 1950s, Woodside Knolls / Carroll Springs is not eligible for the National Register of Historic Places. The property is not eligible for the National Register due to the ubiquitous nature of the resource. The community is identical to hundreds of other developments constructed on the periphery of cities during the early to mid-twentieth century. The construction of this specific development does not represent a historic trend that made a significant contribution to the development of the nation, state, or community. The development does not possess distinctive design features or innovative concepts that would distinguish this development from others, and therefore is not eligible under Criterion A. Historic research indicates that the community has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as the community does not include significant elements of architecture, landscape architecture, engineering, or artwork. It is a simple and prevalent community of modest structures with Tudor Revival and modern influences. The modest structures have a reserved use of architectural detail, therefore integrity of the individual resources is critical. Many of the houses in the community have replacement windows and additions. The community lacks comprehensive design features such as public space, pathways, or original streetlights. Finally, investigations have not been conducted to determine whether the property has the potential to yield information important in history or pre-history, therefore, National Register Criterion D can not be assessed at this time.

MARYLAND HISTORICAL TRUST

Eligibility recommended

Eligibility Not Recommended:

Comments:

Reviewer, OPS: All Mulling Reviewer, NR Program: Blunks

Date:

Page 8.2 KCI Technologies, Inc. January 2000

9. Major Bibliographical References

Survey No. M:36-40

See Continuation Sheet

10. Geographical Data

Acreage of nominated property

Quadrangle name Kensington, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

N/A

List all states and counties for properties overlapping state or county boundaries

statecodecountycodestatecodecountycode

11. Form Prepared By

name/title Tim Tamburrino			
organization KCI Technologies, Inc.	date January 2000		
street & number 10 North Park Drive	telephone 410-316-7800		
city or town Hunt Valley	state/zip Maryland, 21030		

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

Return to:

Maryland Historical Trust

DHCP/DHCD

100 Community Place

Crownsville, MD 21032-2023

410-514-7600

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Woodside Knolls / Carroll Springs

SURVEY NO.: M:36-40

ADDRESS: Bounded by Westview Drive, Georgia Avenue, Seminary Place, Riley Road, Osborn Drive and Hale

Place, Four Corners vicinity, Montgomery County

9. Major Bibliographical References (Continued)

- Baist, G. Wm. Washington, D.C. and Suburbs. Philadelphia, 1918.
- Deets, Edward H., and Charles J. Maddox. Real Estate Atlas of the Part of Montgomery County, MD, Adjacent to the District of Columbia. Rockville, MD, 1917.
- Hopkins, G. M. [1879] 1975. Atlas of Montgomery County, Maryland, 1879. Philadelphia: G.M. Hopkins. Rockville, MD: Montgomery County Historical Society.
- Maryland National Capital Park and Planning Commission (M-NCPPC). 1996. Four Corners Master Plan. Silver Spring, MD: M-NCPPC.
- Maryland National Capital Park and Planning Commission (M-NCPPC). 1996. Four Corners Master Plan. Silver Spring, MD: M-CPPC
- Real Estate Data, Inc. Real Estate Atlas of Montgomery County, Maryland, Recorded Subdivision Maps, Sunset Terrace Subdivision Plats, 1947 and 1948. Miami, FL: Real Estate Data, Inc.
- Sechrist, Stephanie Ann. "Silver Spring, Maryland: Residential Development of a Washington Suburb, 1920-1955." M.A. thesis, George Washington University, 1994.
- United States Geological Survey (USGS). 1917. Washington and Vicinity Topographic Map. Washington, D.C.: USGS.
- ----. 1944. Washington and Vicinity Topographic Map. Washington, D.C.: USGS.
- ----. 1956. Kensington, MD Quadrangle Map. Washington, D.C.: USGS.
- ----. 1965. Kensington, MD Quadrangle Map. Washington, D.C.: USGS.

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Woodside Knolls / Carroll Springs

SURVEY NO.: M:36-40

ADDRESS: Bounded by Westview Drive, Georgia Avenue, Seminary Place, Riley Road, Osborn Drive and Hale

Place, Four Corners vicinity, Montgomery County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION DATA

Geographic Organization:

Piedmont

Chronological/Development Period Theme(s):

Industrial/Urban Dominance A.D.1870-1930

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture, Landscape Architecture, and Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

District

Historic Environment (urban, suburban, village, or rural):

Suburban

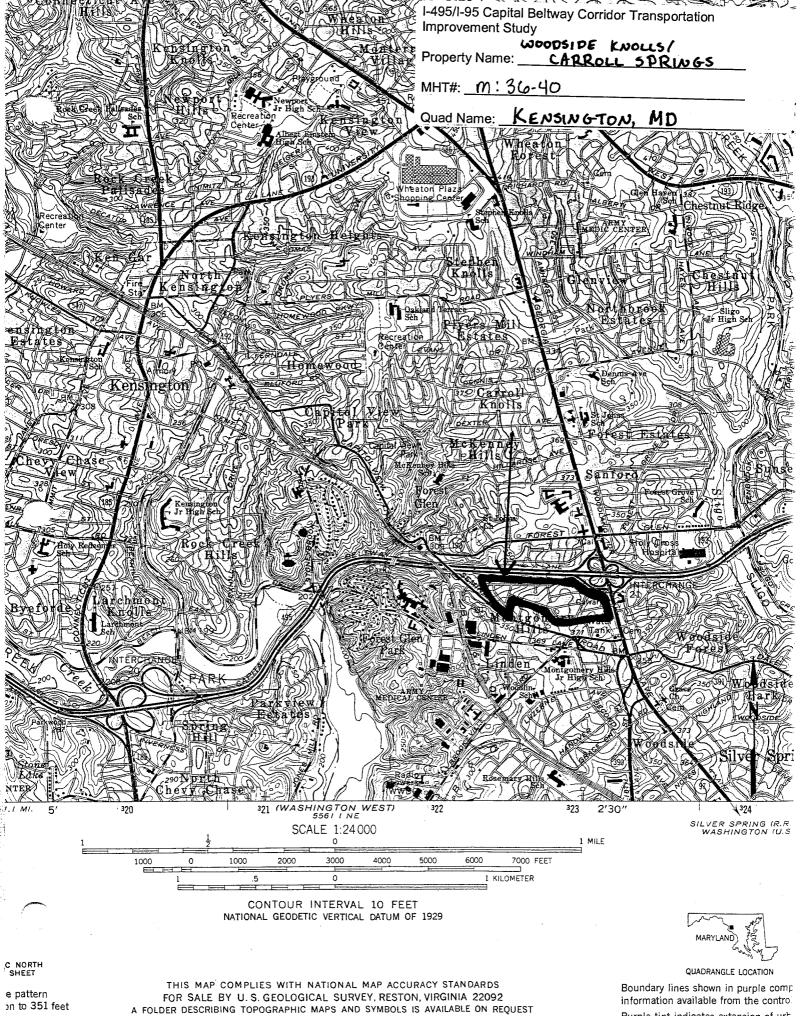
Historic Function(s) and Use(s):

Private Residence

Known Design Source (write none if unknown):

None

Preparer: KCl Technologies, Inc. January 2000



Purple tint indicates extension of urb Revisions shown in purple and woodl

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

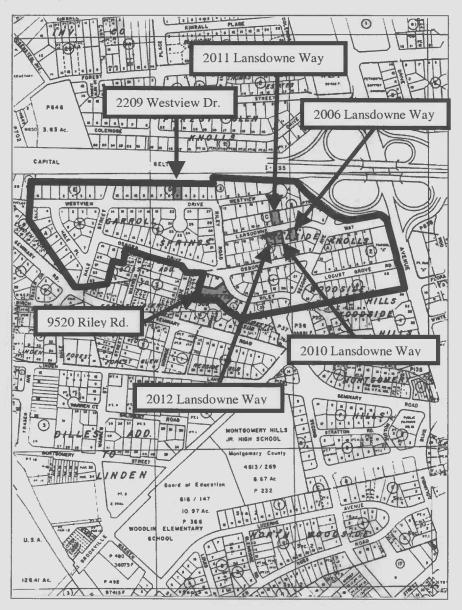
RESOURCE NAME: Woodside Knolls / Carroll Springs

SURVEY NO.: M:36-40

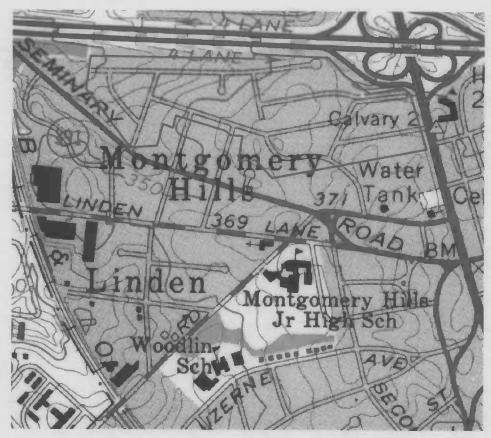
ADDRESS: Bounded by Westview Drive, Georgia Avenue, Seminary Place, Riley Road, Osborn Drive and Hale

Place, Four Corners vicinity, Montgomery County

Montgomery County Tax Map JP121, JP122



M: 36-40 Woodside Knolls/Carroll Springs Kensington Quadrangle



1993 Aerial Photo





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- 4. TIM TAMBURRINO
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- 7. 9520 RILEY ROAD, FRONT ELEVATION VIEW SOUTH
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- 2. WOODSIDE KNOWS / CARROL SPRINGS
- 3. MONTGOMERY COUNTY MO
- 4. TIM TAMBURPINO
- 5. DICEMBER 1999
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- 3. WOODSDE KNOWS / CARROLL SPRINGS
- 3. MONTGOMERY COUNTY MD
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- 7 2012 LANSDOWNE WAY EXAMPLE OF HOUSE IN
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- 2 WOODSIDE KNOLLS / CARROLL SPRINGS
- 3. MONTGOMERY COUNTY MD
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- 5. DECEMBER 1946
- 10 MO SHPO
- 7. 2011 LANSCOUNTE WAY TEXAMPLE OF HOUSE IN WOODSIDE KNOWS, VIEW NORTH
- 8. 21 of 24



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EXAMPLE OF YOUSE IN CARROLL SPRINGS SECTION,

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Y 23 of 24

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- 6 MD SHPO
- 7 PARK AT RILEY ROAD AND SECOND AVENUE / PARK, VIEW SOUTH
- 8 24 of 24